

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA - Change of land use from School, Play Ground & Park Use to Commercial use in R.S.No.191/2(P), 194/ 1(P), 2(P), 3(P) of Gudivada Municipality, Krishna District to an extent of 15258.24 Sq.Mtrs (excluding RAP)– Draft Variation Notification Issued –Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT

**G.O.MS.No. 227:**

Dated:17.11.2014

Read the following:-

1. Govt. Memo.No.11411/I2/2011, datetd.30.06.2012
2. From VC, VGTMUDA, Letter Rc.No.C2-148/2013, datetd.12.04.2014 &10.06.2014.
3. Govt.Letter.No.8178/M2/2014, Dated: 05.09.2014.
4. From VC, VGTMUDA, Letter Rc.No.C2-148/2013, datetd.03.11.2014

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**ORDER:**

The draft variation to the General Town Planning Scheme (Master Plan) of Gudivada Town issued in Government memo 3<sup>rd</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.339-D, Part-I, dated.12.09.2014. No objections and suggestions have been received from the public within the stipulated period. In the reference 4<sup>th</sup> read above, the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has reported that, a paper notification has been published in two Daily News Papers viz., The Hindu (English) & Andhra Bhoomi (Telugu) calling objections/ suggestions and no objections/ suggestions have been received within the stipulated period. The applicant has paid Rs.12,20,640/- (Twelve Lakhs Twenty Thousand and Six Forty Only) towards development charges. Hence, the draft variation issued in the reference 4<sup>th</sup> read above, is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D.SAMBASIVA RAO  
PRINCIPAL SECRETARY TO GOVERNEMENT

To  
The Commissioner of Printing, Stationery & Stores Purchase, AP, Hyderabad.  
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban  
Development Authority, Vijayawada.

**Copy to:**

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.  
The Special Officer and Competent Authority, Urban Land Ceiling, Vijayawada.  
The District Collector, Krishna.  
Sf/Sc.

//FORWARDED :: BY ORDER//

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the General Town Planning Scheme (Master Plan) of Gudivada Town, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No. 339-D, Part-I, dated.12.09.2014 as required by sub-section (3) of the said section.

## **VARIATION**

The site under reference measuring to an extent of 15258.24 Sq.Mtrs in R.S.No.191/2(P), 3(P), 194/ 1(P), 2(P)& 3(P) of Gudivada Village, Gudivada Municipality & Mandal, Krishna District. The boundaries of which are given in the schedule below and which was earmarked for Public & Semi public (School) use and Recreational (Play Ground & Park Use) in the General Town Planning Scheme (Master Plan) of Gudivada Town which was sanctioned in G.O.Ms.No.2 HMA., Dt.06.01.1987 is now designated for General Commercial Use as shown in Modification to the General Town Planning Scheme (Master Plan) vide M.M.P.No.04/2014/GDV which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The land owners have to take permissions for lay outs / buildings from the Gudivada Municipality and UDA whatever case may be, before taking up any development in this site.
7. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

## **SCHEDULE OF BOUNDARIES**

**NORTH:** The site falling in R.S.No. 191/2(P) & applicant site left for proposed 40'-0" wide road as per Master Plan in R.S.No. 191/3(P) of Gudivada Village.

**SOUTH:** Applicant site left for 40'-0" wide road & left 40'-0" wide road in R.S.No. 194/2(P) and others site in R.S.No. 194/3(P) of Gudivada Village.

**EAST:** The site falling in R.S.No. 192 of Gudivada Village.

**WEST:** Applicant site left for 40'-0" wide road as per Master Plan in R.S.No. 191/2, the existing road in R.S.No. 194/1 and the vacant site in R.S.No. 194/1 of Gudivada Village.

Dr. D.SAMBASIVA RAO  
PRINCIPAL SECRETARY TO GOVERNEMENT

SECTION OFFICER